CUSHMAN & WAKEFIELD

TO LET

THE COURTYARD, MIDPOINT, THORNBURY, BRADFORD, BD3 7AY



First Floor Refurbished Office Space from 1,765 sq. ft (164.0 sq. m)

Property Highlights

- Refurbished Floorplates
- Car Parking
- Air Conditioning
- Kitchenette Facilities
- WC Facilities
- Meeting Rooms
- Meeting Booths
- LED Lighting

For more information, please contact:

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St Paul's House
23 Park Square South
Leeds
LS1 2ND

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Description

The property comprises a mid-terrace, two-storey, purpose brick-built office within which the first floor is available.

Internally, the property benefits from being recently refurbished and is predominantly open-plan. Within the office there are 5 meeting rooms and 2 meeting booths. The office itself also benefits from having a kitchenette facility, LED lighting and Air Conditioning. The first-floor office also has use of WC facilities on both the ground and first floor.

Externally, the property benefits from a secure car park and intercom.

Location

The property itself is located in Thornbury which is approximately 3.5 miles North East of Bradford City Centre. The property fronts Mid Point and backs on to Dick Lane. Leeds Road is also within close proximity to the subject property and therefore the property has strong road links from both Bradford and Leeds.

Surrounding the property are a number of amenities such as Costa Coffee, ODEON Cinema, McDonald's and KFC.

Accommodation

The available suite provides the following approximate Net Internal Area (NIA)

	Sq. ft	Sq. m
First Floor	1,765 – 4,291	164.0 – 398.7

Terms

The property is available by way of an effective full repairing and insuring lease for a term of years to be agreed at a rent equivalent to **£12.50** per square foot.

Service Charge

A service charge will be payable by the tenant in respect of the demise. Further information is available upon request.

EPC Rating

A copy of the Energy Performance Certificate is available upon request.

Business Rates

We recommend all interested parties to make their owr enquiries with Leeds City Council.

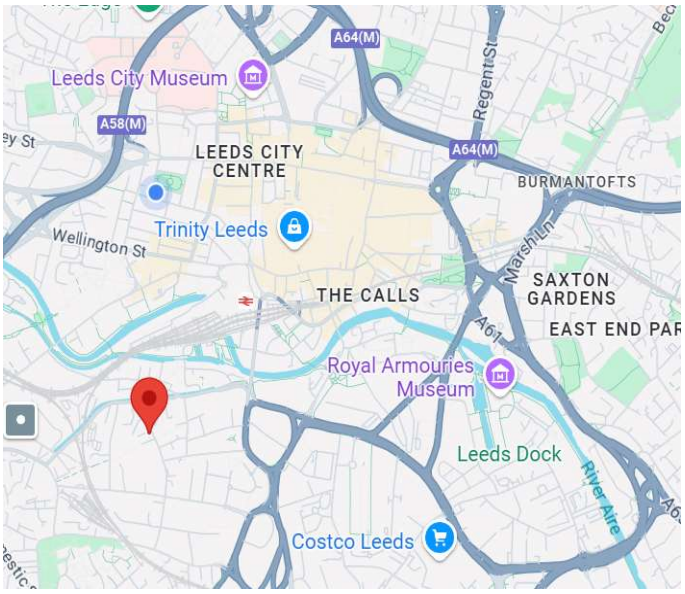
Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless stated otherwise.

SUBJECT TO CONTRACT



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Better never settles

November 2026